

074.0

0006

0001.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

810,000 /

810,000

USE VALUE:

810,000 /

810,000

ASSESSED:

810,000 /

810,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		COLLEGE AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BABOVICH SIARHEI & ELENA	
Owner 2:	
Owner 3:	

Street 1: 87 COLLEGE AVENUE
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02474	Type:
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PREVIOUS OWNER

Owner 1: TILLEMAN MICHAEL M/TAMARA R -
Owner 2: -

Street 1: 87 COLLEGE AVENUE
Twn/City: ARLINGTON

St/Prov: MA Cntry:
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 10,246 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1968, having primarily Shakes Exterior and 1997 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10246		Sq. Ft.	Site		0	70.	0.64	5			Topo	-10					458,252						458,300	

IN PROCESS APPRAISAL SUMMARY

Use Code										Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101										10246.000		351,700				458,300		810,000							
Total Card										0.235		351,700				458,300		810,000		Entered Lot Size					
Total Parcel										0.235		351,700				458,300		810,000		Total Land:					
Source: Market Adj Cost												Total Value per SQ unit /Card:		405.65		/Parcel: 405.6				Land Unit Type:					

Total Card / Total Parcel
810,000 / 810,000



!6227!

PRINT

Date

Time

12/10/20

21:01:42

LAST REV

Date

Time

07/23/19

15:32:43

apro

6227

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 18 - Raised Ranch				Full Bath: 2	Rating: Good													
Sty Ht: 1 - 1 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1 - Concrete				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good													
Prime Wall: 17 - Shakes				A HBth:	Rating:													
Sec Wall:			%	OthrFix:	Rating:													
Roof Struct: 1 - Gable				OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good													
Color: NATURAL				A Kits:	Rating:													
View / Desir:				Fpl:	Rating:													
GENERAL INFORMATION				WSFlue: 1	Rating: Average													
Grade: C+ - Average (+)				CONDOS INFORMATION														
Year Blt: 1968	Eff Yr Blt:			Location:														
Alt LUC:	Alt %:			Total Units:														
Jurisdct: G15	Fact: .			Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD	Phys Cond: GD - Good	18. %		Exterior:				No Unit	RMS	BRS	FL							
Prim Int Wall: 1 - Drywall	Functional:			Interior:				1	10	4								
Sec Int Wall:	Economic:		%	Additions:														
Partition: T - Typical	Special:		%	Kitchen:														
Prim Floors: 3 - Hardwood	Override:		%	Baths:														
Sec Floors:	Total:	18.6	%	Plumbing:														
Bsmnt Flr: 4 - Carpet				Electric:														
Subfloor:				Heating:														
Bsmnt Gar: 2				General:														
Electric: 3 - Typical				Totals	1	10	4											
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 2 - Gas																		
Heat Type: 1 - Forced H/Air																		
# Heat Sys: 1																		
% Heated: 100	% AC: 100																	
Solar HW: NO	Central Vac: NO																	
% Com Wall	% Sprinkled:																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 074.0-0006-0001.A														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:					Total Special Features:								Total:				